HOUSING MARKET INFORMATION

HOUSING NOW
Regina CMA

CANADA MORTGAGE AND HOUSING CORPORATION

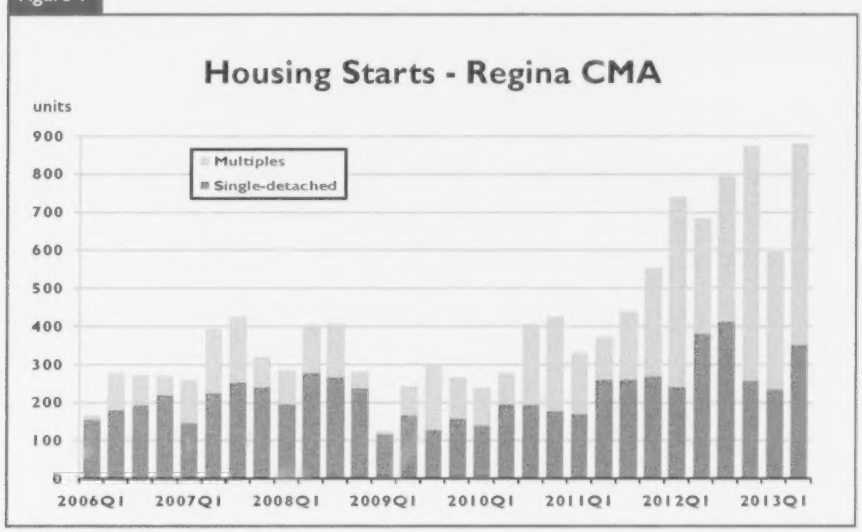
Date Released: Third Quarter 2013

New Home Market

Housing starts increase in the second quarter

After a slow first quarter, housing starts in the Regina Census Metropolitan Area (CMA) picked up in the second quarter of 2013. Overall housing starts in the quarter totalled 880 units, up from the 685 in the corresponding period of 2012. The gain can be attributed to the multi-family sector, which saw a 73 per cent increase in the number of units initiated to 529 from 305 a year earlier. Of the three months in the quarter, only April recorded weaker starts than the previous year, while May and June both produced year-over-year gains. During the first half of 2013, housing starts in Regina numbered 1,475 units, up from 1,425 started over the same period a year prior.

Figure 1



Source: CMHC

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Figure 2

Source: CMHC

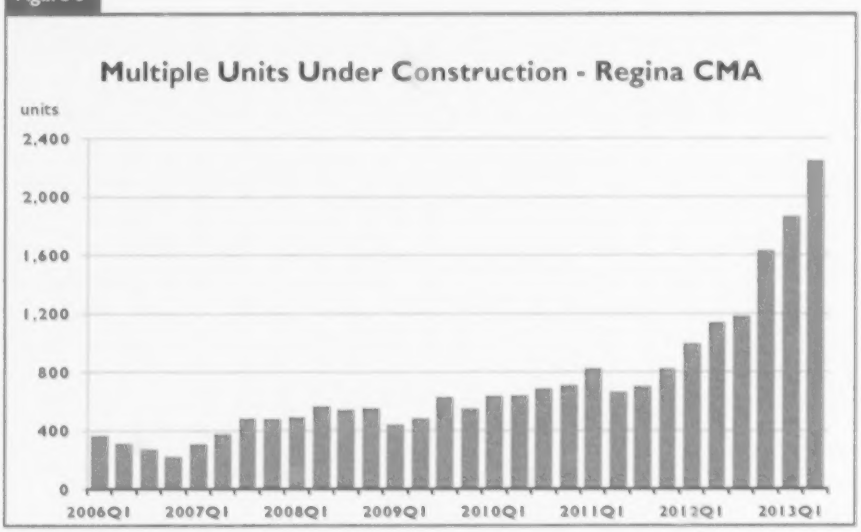
From April to June, local home builders poured foundations for 351 single-detached units, 7.6 per cent less than the 380 starts a year earlier. Year-over-year declines were recorded in two of the three months during the quarter, with only May registering a gain from the previous year. Of the areas comprising the Regina CMA, the Central zone reported the largest share in single-detached starts in the quarter, representing 39 per cent of the total CMA production. After six months, single-detached starts in Regina totalled 585 units, down from 620 in the first half of 2012.

Following a heightened pace of construction in 2012, the inventory of complete and unabsorbed single-detached units remained elevated in the second quarter. At 85 units for the month of June, inventories were 37 per cent higher than the previous year. With these levels among the highest in over a decade, local builders will be cautious not to accelerate production in the coming months, especially as single-detached absorptions were slightly outpaced by completions in the second quarter. From April to June, there were 313 completions, up 35 per cent from the same period in 2012. In contrast, 306 single-detached homes were absorbed in the second quarter, 32 per cent more than a year earlier.

The average absorbed price for single-detached homes in the second quarter stood at $481,119, up 4.6 per cent from the same period in 2012. Much of the increase was compositional as the share of homes absorbed at prices above $400,000 increased to 67 per cent in the second quarter from 60 per cent in the same period of 2012. Readers are cautioned that absorbed prices in many cases represent the price negotiated prior to the start of construction. By comparison, contractor selling prices reported by Statistics Canada's New House Price Index (NHPI) for Regina rose by an average 2.8 per cent to the end of May 2013 from the previous year.

Multi-family starts, which consist of semi-detached, row, and apartment units, totalled 529 units during the second quarter, up from 305 one year prior. Apartment starts contributed the largest gains, increasing to 409 units from 193 in the second quarter of 2012. Row starts also reported an increase to 90 units in the second quarter from 44 in the same period one year earlier. Semi-detached starts, however, declined by 56 per cent to 30 units from 68 under the same comparison. Meanwhile, of the 890 multi-family units constructed during

Figure 3

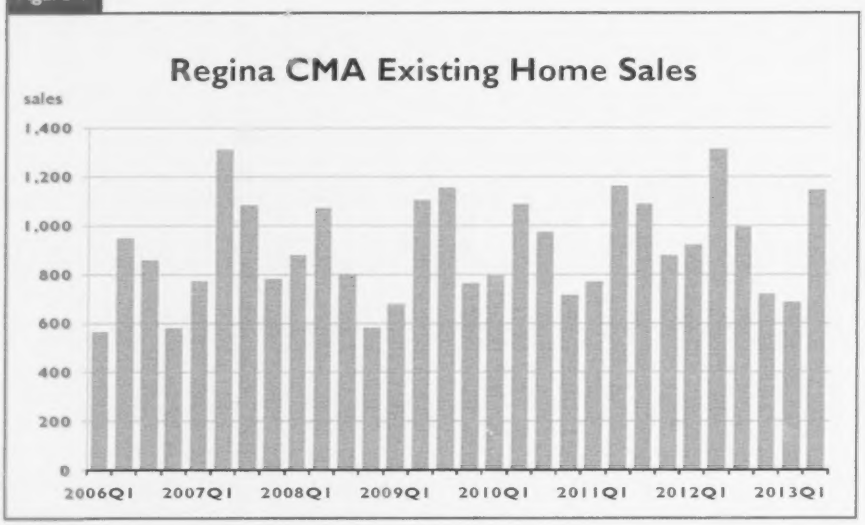


Source: CMHC

the first six months of 2013, nearly 44 per cent or 388 units were for the rental market. This contrasts sharply with the 105 rental units initiated during the first half of 2012.

The inventory of complete and unabsorbed multi-family homes in the ownership market stood at 44 units at the end of June, down 8.3 per cent from corresponding levels in 2012. Of this inventory, 33 were apartment units, with the balance being semi-detached and row units. Thus far in 2013, multi-family absorptions in the ownership market have kept pace with completions, maintaining the relatively low stock of inventory. However, the number of multi-family units under construction for all markets in June reached a record 2,243 units, which could potentially lead to rising inventories in the coming months.

Figure 4



Source: CREA

Resale Market

Existing home sales moderate in the second quarter of 2013

Residential MLS® sales in Regina slowed in the second quarter compared to the previous year. Year-over-year decreases were recorded in each month during the quarter, with April reporting the largest decline. Overall sales during the second quarter totalled 1,145 units, down 13 per cent from corresponding levels in 2012. After six months, resale transactions in Regina totalled 1,831 units, down 18 per cent from the 2,236 sales recorded in the corresponding period of 2012. A number of factors including price gains and continued competition from the new home market contributed to the lower level of existing homes sales.

Active listings averaged 1,641 units during the second quarter, up 19 per cent from a year ago. Weaker sales combined with an increase in new listings in recent months have helped expand supply levels. The sales-to-active listings ratio averaged 23 per cent in the second quarter compared to 32 per cent in the same period one year prior. Given these conditions, homes spent a few more days on the market with the listing period averaging 33 days during the second quarter compared to 29 days in the second quarter of 2012.

With balanced market conditions persisting and more choices for homebuyers due to higher active listings relative to sales, MLS® residential prices continued to increase at a modest pace during the second quarter. Resale prices during the second quarter in Regina increased by 2.4 per cent from a year earlier to an average of $316,851. To the end of June, the average resale price increased by 4.7 per cent on a year-over-year basis to just over $314,000.

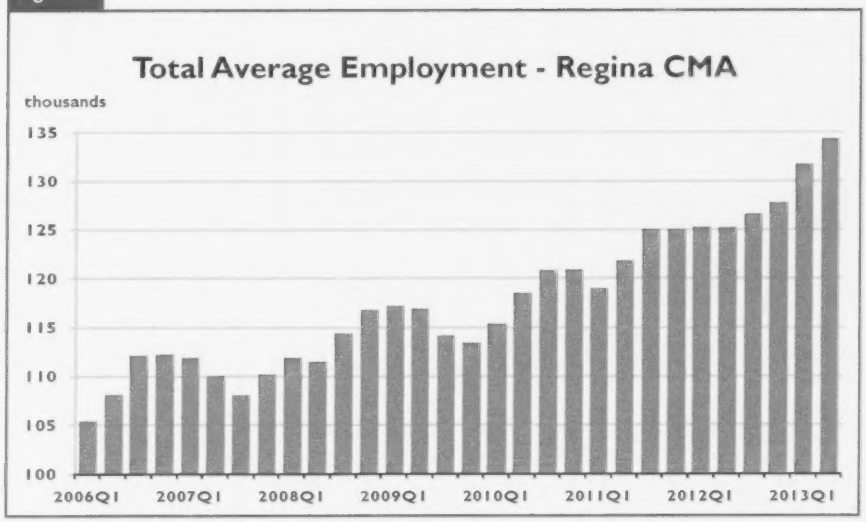
Economy

Second quarter posts strong employment growth

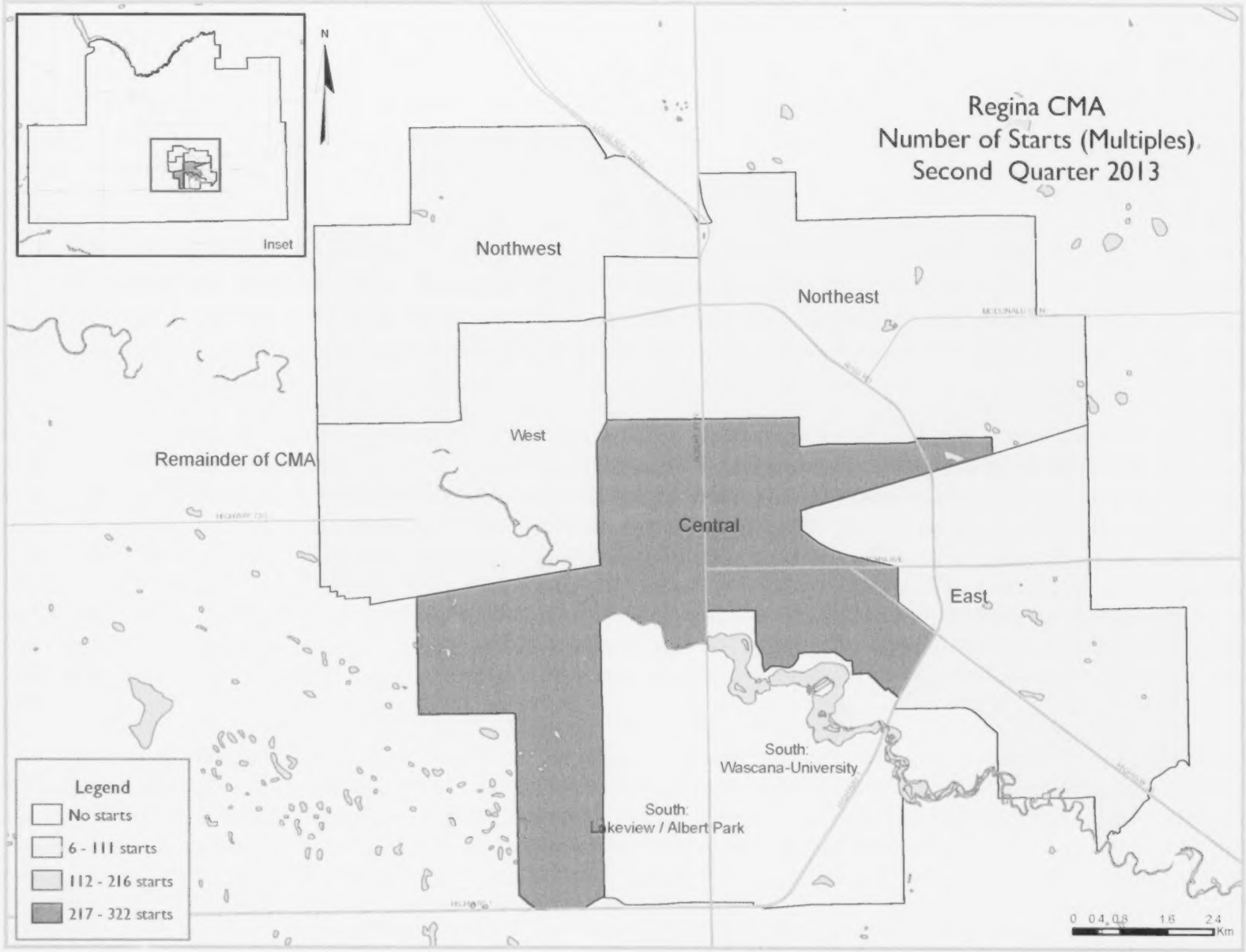
The strong labour market conditions witnessed in Regina during the first few months of 2013 continued into the second quarter. Average employment in Regina expanded 8.3 per cent to 134,400 positions during the first six months of 2013 compared to 124,150 in the corresponding period of 2012. This represented 10,250 new jobs comprising 8,900 full-time and 1,350 part-time positions. With additions to the labour force surpassing the employment expansion, Regina's seasonally-adjusted unemployment rate increased slightly to 3.7 per cent in the second quarter from 3.5 per cent in the first quarter of 2013. Notwithstanding the strong gains in employment and a low unemployment rate, average weekly earnings in Regina decreased by 2.3 per cent in the second quarter to $936 from $958 a year ago.

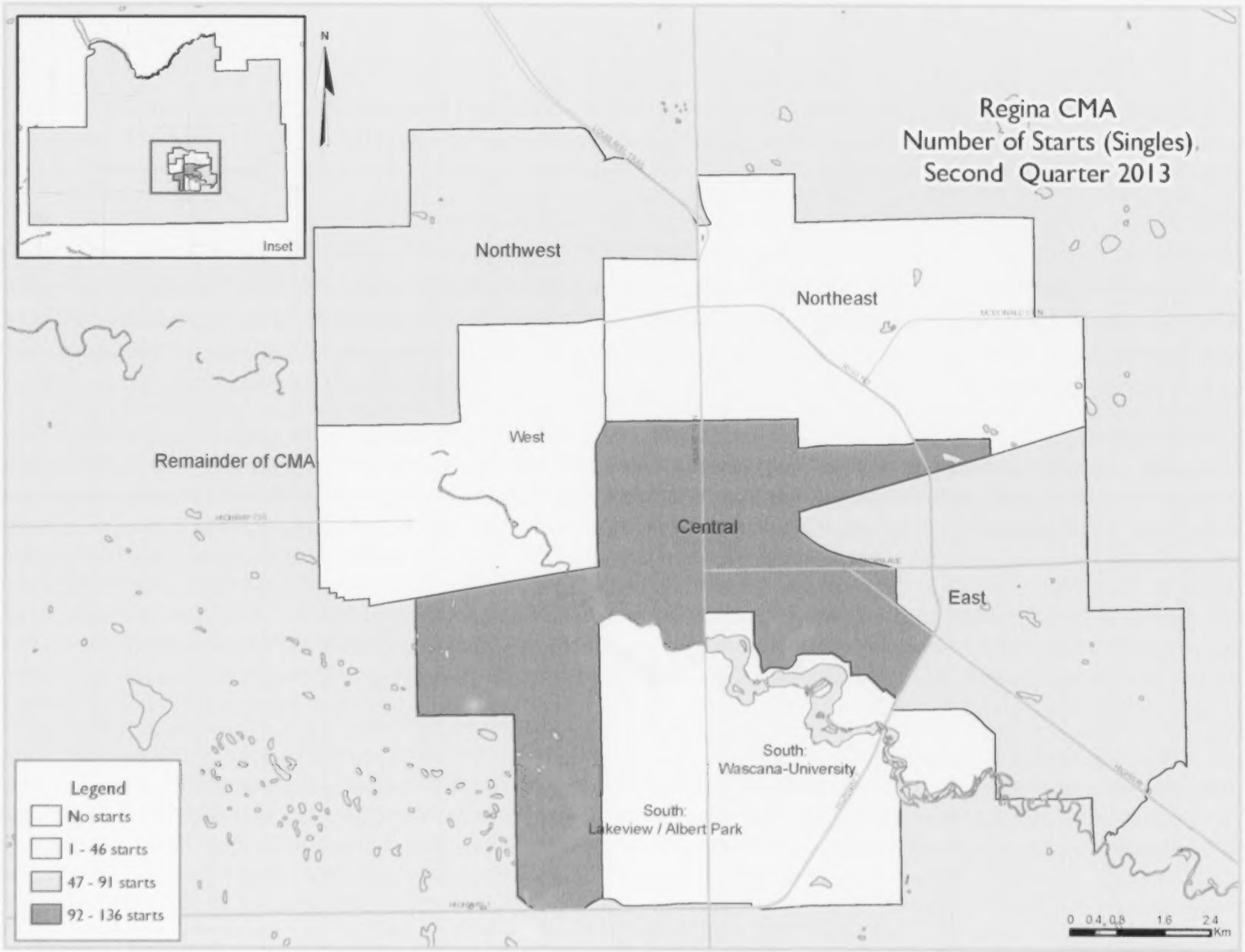
With economic prospects improving in other regions within Canada, the moderation in net migration to Saskatchewan witnessed in the final months of 2012 continued into the first quarter of 2013. Saskatchewan attracted a net inflow of 2,738 migrants in the first quarter, down 26 per cent from the corresponding period in 2012. Most of the decline can be attributed to a reduction in net international migration that saw only 1,769 new arrivals compared to 2,681 people over the same period a year earlier. In addition, Saskatchewan lost 339 people to other provinces in the first quarter after gaining 327 people in the corresponding period of 2012. On the positive side, a total of 1,308 non-permanent residents arrived in the province during the first three months of 2013 compared to 680 in the same period of 2012. Despite the overall moderation, net migration will remain an important driver of housing demand and household formation in Saskatchewan this year.

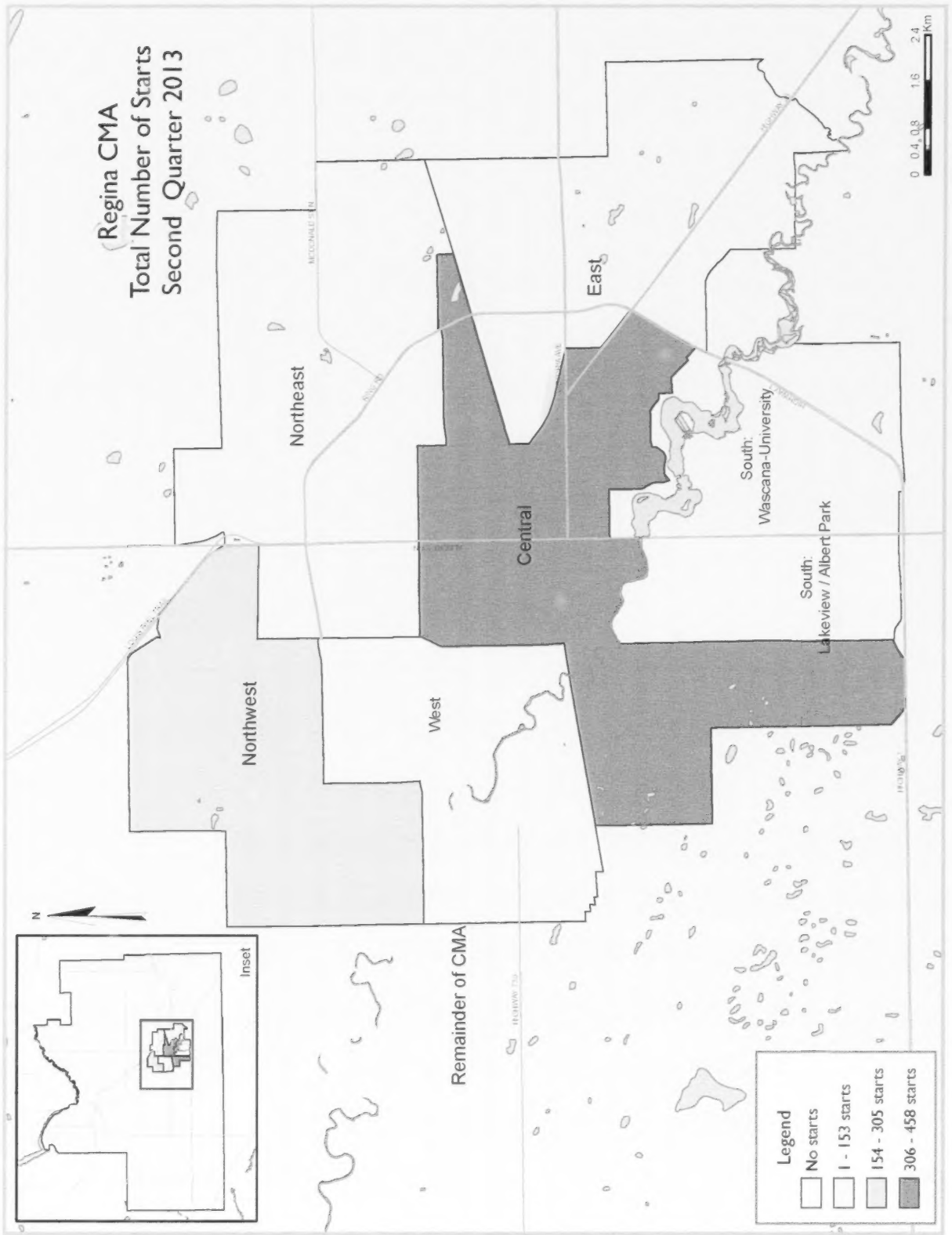
Figure 5

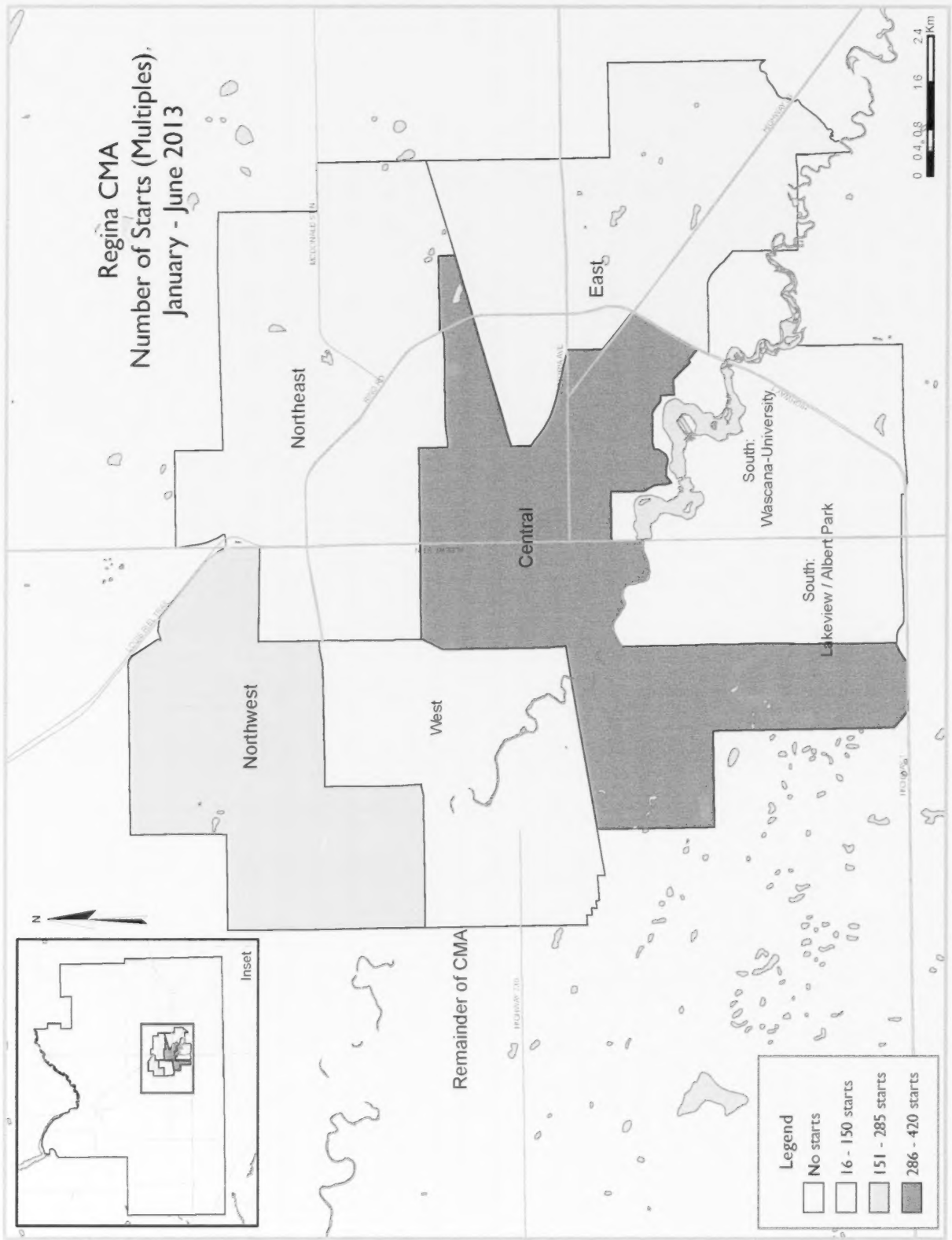


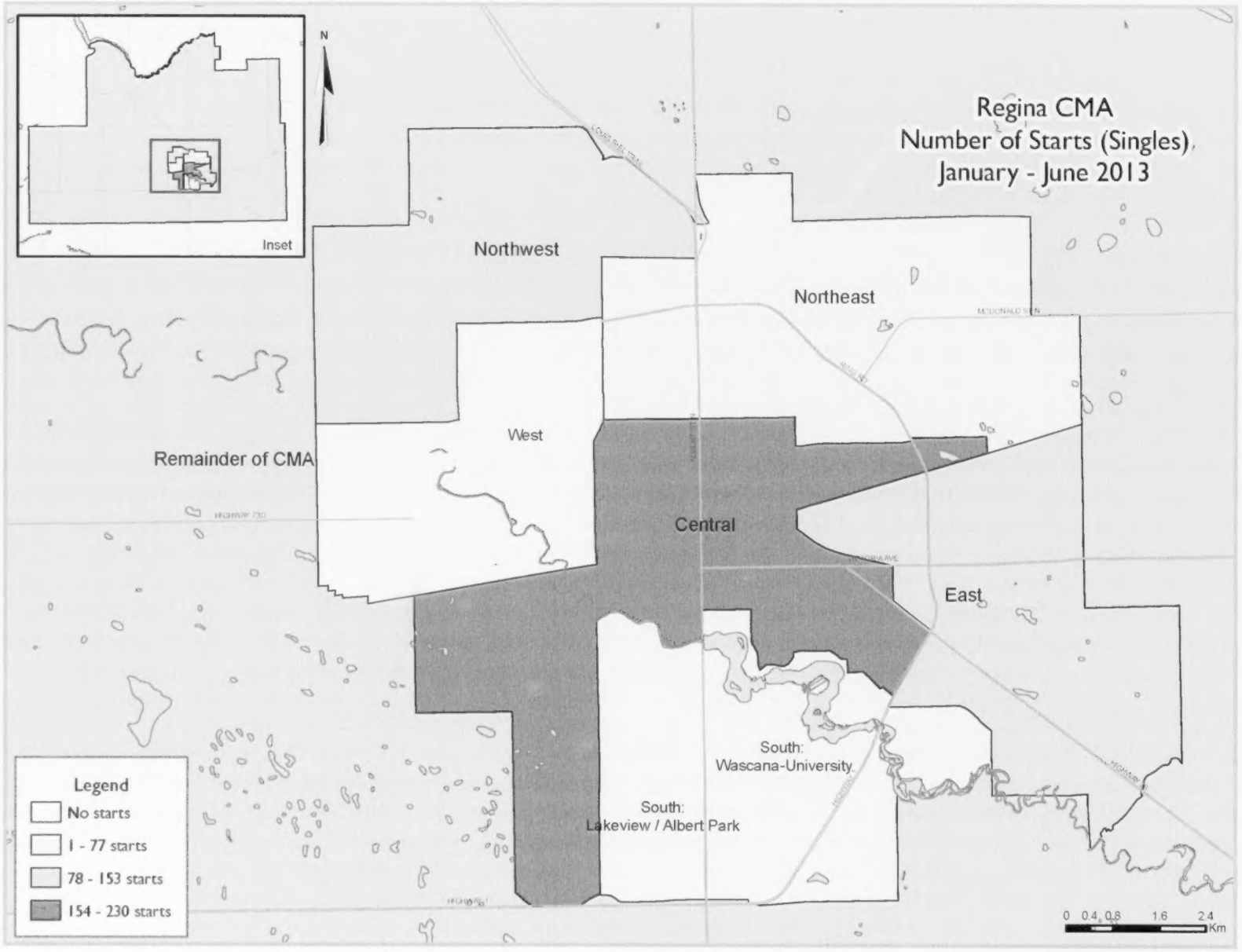
Source: Statistics Canada, Regina SA Employment, All Ages (15+), Total, Both sexes

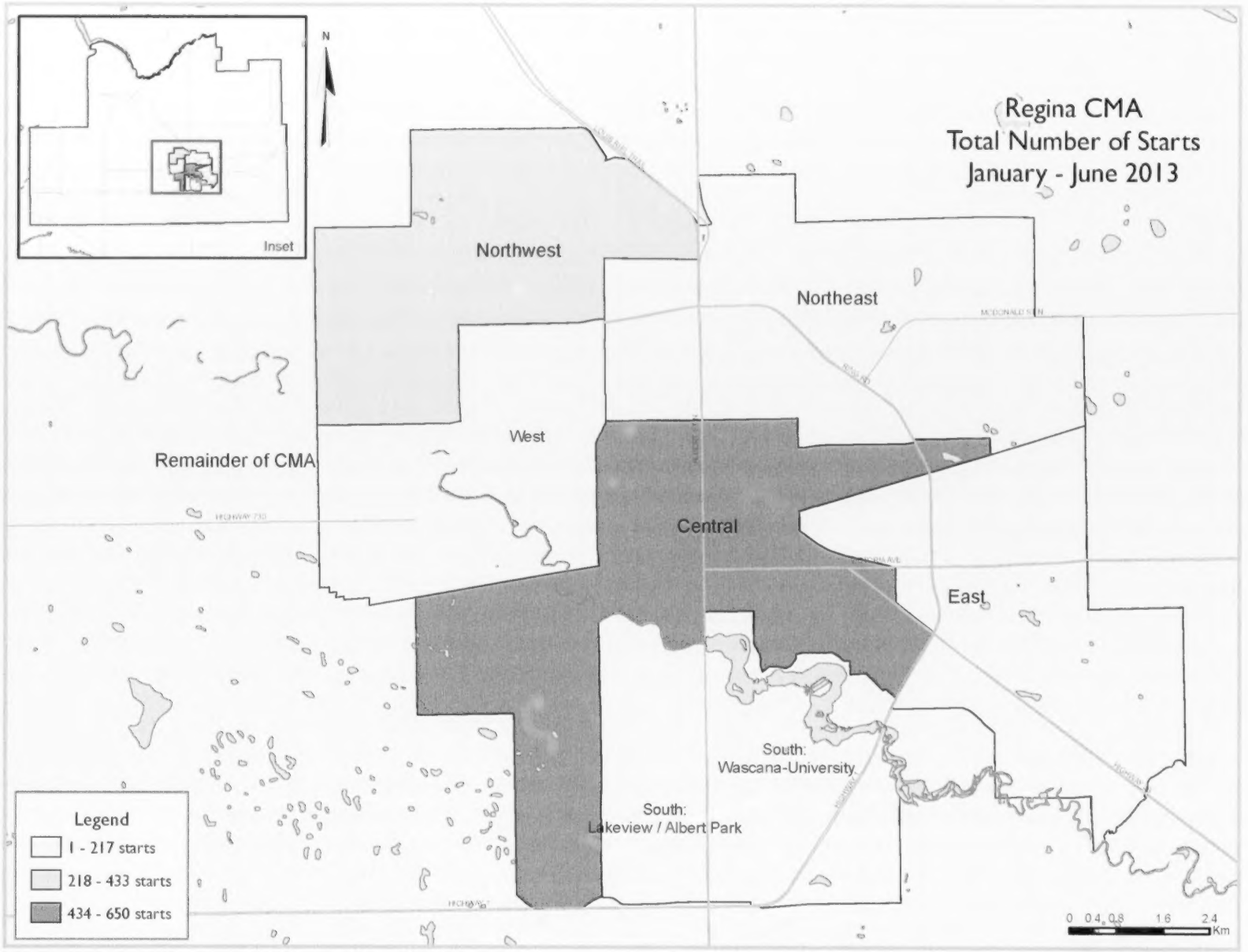

Regina CMA
Number of Starts (Multiples)
Second Quarter 2013
Inset
N
Northwest
Northeast
West
Central
East
Remainder of CMA
South:
Wascana-University
South:
Lakeview / Albert Park
Legend
No starts
6 - 111 starts
112 - 216 starts
217 - 322 starts
0 0.4 0.8 1.6 2.4
Km


Regina CMA
Number of Starts (Singles)
Second Quarter 2013
Inset
N
Northwest
Northeast
West
Remainder of CMA
Central
East
South:
Wascana-University
South:
Lakeview / Albert Park
Legend
No starts
1 - 46 starts
47 - 91 starts
92 - 136 starts
0 0.4 0.8 1.6 2.4
Km


Regina CMA
Total Number of Starts
Second Quarter 2013
Northeast
East
Central
South:
Wascana-University
South:
Lakeview / Albert Park
Northwest
West
Remainder of CMA
Inset
N
0 0.4 0.8 1.6 2.4
Km
Legend
No starts
1 - 153 starts
154 - 305 starts
306 - 458 starts


Regina CMA
Number of Starts (Multiples)
January - June 2013
Northeast
East
Central
South:
Wascana-University
South:
Lakeview / Albert Park
Northwest
West
Remainder of CMA
Inset
N
0 0.4 0.8 1.6 2.4
Km
Legend
No starts
16 - 150 starts
151 - 285 starts
286 - 420 starts


Regina CMA
Number of Starts (Singles)
January - June 2013
Inset
N
Northwest
Northeast
West
Remainder of CMA
Central
East
South:
Wascana-University
South:
Lakeview / Albert Park
Legend
No starts
1 - 77 starts
78 - 153 starts
154 - 230 starts
0 0.4 0.8 1.6 2.4
Km


Regina CMA
Total Number of Starts
January - June 2013
Inset
N
Northwest
Northeast
West
Remainder of CMA
Central
East
South:
Wascana-University
South:
Lakeview / Albert Park
Legend
1 - 217 starts
218 - 433 starts
434 - 650 starts
0 0.4 0.8 1.6 2.4
Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Regina CMA
Second Quarter 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q2 2013	351	28	0	0	88	272	4	137	880
Q2 2012	380	42	13	0	31	193	26	0	685
% Change	-7.6	-33.3	-100.0	n/a	183.9	40.9	-84.6	n/a	28.5
Year-to-date 2013	585	62	4	0	137	299	6	382	1,475
Year-to-date 2012	619	68	31	0	71	530	31	75	1,425
% Change	-5.5	-8.8	-87.1	n/a	93.0	-43.6	-80.6	**	3.5
UNDER CONSTRUCTION									
Q2 2013	1,142	156	22	4	208	1,037	134	686	3,389
Q2 2012	1,019	88	31	1	125	666	70	159	2,159
% Change	12.1	77.3	-29.0	**	66.4	55.7	91.4	**	57.0
COMPLETIONS									
Q2 2013	312	32	8	1	48	185	35	0	621
Q2 2012	232	0	0	0	51	94	18	12	407
% Change	34.5	n/a	n/a	n/a	-5.9	96.8	94.4	-100.0	52.6
Year-to-date 2013	514	54	16	1	73	237	55	0	950
Year-to-date 2012	427	8	0	3	56	302	45	98	939
% Change	20.4	**	n/a	-66.7	30.4	-21.5	22.2	-100.0	1.2
COMPLETED & NOT ABSORBED									
Q2 2013	83	8	0	2	3	33	n/a	n/a	129
Q2 2012	62	6	0	0	1	41	n/a	n/a	110
% Change	33.9	33.3	n/a	n/a	200.0	-19.5	n/a	n/a	17.3
ABSORBED									
Q2 2013	306	30	8	0	51	185	n/a	n/a	580
Q2 2012	232	0	0	0	51	94	n/a	n/a	377
% Change	31.9	n/a	n/a	n/a	0.0	96.8	n/a	n/a	53.8
Year-to-date 2013	490	49	16	0	72	234	n/a	n/a	861
Year-to-date 2012	429	3	0	1	58	294	n/a	n/a	785
% Change	14.2	**	n/a	-100.0	24.1	-20.4	n/a	n/a	9.7

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
Second Quarter 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Central									
Q2 2013	136	14	0	0	40	212	4	52	458
Q2 2012	87	34	13	0	0	9	22	0	165
South: Lakeview / Albert Park									
Q2 2013	0	0	0	0	0	0	0	0	0
Q2 2012	3	0	0	0	0	0	0	0	3
South: Wascana-Univerity									
Q2 2013	1	0	0	0	0	0	0	0	1
Q2 2012	0	0	0	0	8	77	0	0	85
East									
Q2 2013	59	14	0	0	19	60	0	0	152
Q2 2012	63	0	0	0	14	107	0	0	184
West									
Q2 2013	0	0	0	0	17	0	0	4	21
Q2 2012	3	2	0	0	4	0	0	0	9
Northeast									
Q2 2013	0	0	0	0	0	0	0	6	6
Q2 2012	6	6	0	0	0	0	4	0	16
Northwest									
Q2 2013	84	0	0	0	12	0	0	75	171
Q2 2012	138	0	0	0	5	0	0	0	143
Remainder of the CMA									
Q2 2013	71	0	0	0	0	0	0	0	71
Q2 2012	80	0	0	0	0	0	0	0	80
Regina CMA									
Q2 2013	351	28	0	0	88	272	4	137	880
Q2 2012	380	42	13	0	31	193	26	0	685

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
Second Quarter 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Central									
Q2 2013	383	84	22	0	101	455	46	118	1,209
Q2 2012	240	76	31	0	67	243	37	78	772
South: Lakeview / Albert Park									
Q2 2013	8	0	0	0	0	0	0	0	8
Q2 2012	14	0	0	0	0	0	0	0	14
South: Wascana-Univerity									
Q2 2013	2	0	0	0	8	77	0	0	87
Q2 2012	2	0	0	0	8	77	0	0	87
East									
Q2 2013	204	48	0	4	39	414	12	10	731
Q2 2012	180	0	0	1	37	330	0	6	554
West									
Q2 2013	2	2	0	0	39	36	8	18	105
Q2 2012	7	2	0	0	8	0	3	0	20
Northeast									
Q2 2013	5	18	0	0	0	0	68	92	183
Q2 2012	19	10	0	0	0	0	30	0	59
Northwest									
Q2 2013	271	0	0	0	12	39	0	448	770
Q2 2012	302	0	0	0	5	16	0	75	398
Remainder of the CMA									
Q2 2013	267	4	0	0	9	16	0	0	296
Q2 2012	255	0	0	0	0	0	0	0	255
Regina CMA									
Q2 2013	1,142	156	22	4	208	1,037	134	686	3,389
Q2 2012	1,019	88	31	1	125	666	70	159	2,159

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
Second Quarter 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Central									
Q2 2013	73	30	8	0	29	39	31	0	210
Q2 2012	75	0	0	0	47	26	7	0	155
South: Lakeview / Albert Park									
Q2 2013	1	0	0	0	0	0	0	0	1
Q2 2012	2	0	0	0	0	0	0	0	2
South: Wascana-Univerity									
Q2 2013	0	0	0	0	0	0	0	0	0
Q2 2012	0	0	0	0	0	0	0	0	0
East									
Q2 2013	57	2	0	1	15	146	0	0	221
Q2 2012	40	0	0	0	0	36	6	0	82
West									
Q2 2013	0	0	0	0	4	0	0	0	4
Q2 2012	2	0	0	0	4	0	3	0	9
Northeast									
Q2 2013	3	0	0	0	0	0	4	0	7
Q2 2012	3	0	0	0	0	0	2	0	5
Northwest									
Q2 2013	113	0	0	0	0	0	0	0	113
Q2 2012	73	0	0	0	0	32	0	12	117
Remainder of the CMA									
Q2 2013	65	0	0	0	0	0	0	0	65
Q2 2012	37	0	0	0	0	0	0	0	37
Regina CMA									
Q2 2013	312	32	8	1	48	185	35	0	621
Q2 2012	232	0	0	0	51	94	18	12	407

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
Second Quarter 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Central									
Q2 2013	33	8	0	0	0	20	n/a	n/a	61
Q2 2012	27	4	0	0	1	14	n/a	n/a	46
South: Lakeview / Albert Park									
Q2 2013	0	0	0	0	0	0	n/a	n/a	0
Q2 2012	0	0	0	0	0	9	n/a	n/a	9
South: Wascana-Univerity									
Q2 2013	0	0	0	0	0	6	n/a	n/a	6
Q2 2012	0	0	0	0	0	17	n/a	n/a	17
East									
Q2 2013	22	0	0	2	1	7	n/a	n/a	32
Q2 2012	12	0	0	0	0	1	n/a	n/a	13
West									
Q2 2013	1	0	0	0	2	0	n/a	n/a	3
Q2 2012	0	0	0	0	0	0	n/a	n/a	0
Northeast									
Q2 2013	0	0	0	0	0	0	n/a	n/a	0
Q2 2012	0	0	0	0	0	0	n/a	n/a	0
Northwest									
Q2 2013	23	0	0	0	0	0	n/a	n/a	23
Q2 2012	22	0	0	0	0	0	n/a	n/a	22
Remainder of the CMA									
Q2 2013	4	0	0	0	0	0	n/a	n/a	4
Q2 2012	1	2	0	0	0	0	n/a	n/a	3
Regina CMA									
Q2 2013	83	8	0	2	3	33	n/a	n/a	129
Q2 2012	62	6	0	0	1	41	n/a	n/a	110

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
Second Quarter 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Central									
Q2 2013	65	28	8	0	29	37	n/a	n/a	167
Q2 2012	68	0	0	0	46	16	n/a	n/a	130
South: Lakeview / Albert Park									
Q2 2013	1	0	0	0	0	0	n/a	n/a	1
Q2 2012	2	0	0	0	0	3	n/a	n/a	5
South: Wascana-Univerity									
Q2 2013	0	0	0	0	0	9	n/a	n/a	9
Q2 2012	0	0	0	0	0	2	n/a	n/a	2
East									
Q2 2013	60	2	0	0	15	139	n/a	n/a	216
Q2 2012	51	0	0	0	2	41	n/a	n/a	94
West									
Q2 2013	0	0	0	0	7	0	n/a	n/a	7
Q2 2012	5	0	0	0	3	0	n/a	n/a	8
Northeast									
Q2 2013	3	0	0	0	0	0	n/a	n/a	3
Q2 2012	3	0	0	0	0	0	n/a	n/a	3
Northwest									
Q2 2013	113	0	0	0	0	0	n/a	n/a	113
Q2 2012	66	0	0	0	0	32	n/a	n/a	98
Remainder of the CMA									
Q2 2013	64	0	0	0	0	0	n/a	n/a	64
Q2 2012	37	0	0	0	0	0	n/a	n/a	37
Regina CMA									
Q2 2013	306	30	8	0	51	185	n/a	n/a	580
Q2 2012	232	0	0	0	51	94	n/a	n/a	377

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: History of Housing Starts of Regina CMA 2003 - 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2012	1,287	204	39	1	166	844	183	369	3,093
% Change	34.9	**	n/a	0.0	23.9	141.8	**	118.3	82.6
2011	954	38	0	1	134	349	49	169	1,694
% Change	36.3	**	n/a	-75.0	-5.0	30.2	-35.5	12.7	25.8
2010	700	8	0	4	141	268	76	150	1,347
% Change	24.1	-33.3	n/a	-20.0	54.9	42.6	n/a	114.3	44.8
2009	564	12	0	5	91	188	0	70	930
% Change	-41.9	20.0	n/a	-44.4	-2.2	-26.0	n/a	79.5	-32.4
2008	970	10	0	9	93	254	0	39	1,375
% Change	15.1	150.0	n/a	-55.0	-61.9	6.3	-100.0	-17.0	-1.6
2007	843	4	0	20	244	239	1	47	1,398
% Change	16.6	-33.3	n/a	-23.1	9.4	n/a	-83.3	**	41.8
2006	723	6	0	26	223	0	6	2	986
% Change	27.7	-25.0	-100.0	**	15.5	-100.0	0.0	-94.7	11.0
2005	566	8	1	6	193	70	6	38	888
% Change	-4.6	**	n/a	-50.0	-38.9	-74.5	-86.0	**	-28.5
2004	593	2	0	12	316	274	43	2	1,242
% Change	17.2	n/a	-100.0	-20.0	88.1	40.5	**	n/a	39.7
2003	506	0	1	15	168	195	4	0	889

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
Second Quarter 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012	% Change
Central	136	87	14	56	44	13	264	9	458	165	177.6
South: Lakeview / Albert Park	0	3	0	0	0	0	0	0	0	3	-100.0
South: Wascana-Univerity	1	0	0	0	0	8	0	77	1	85	-98.8
East	59	63	14	0	19	14	60	107	152	184	-17.4
West	0	3	2	2	15	4	4	0	21	9	133.3
Northeast	0	6	0	10	0	0	6	0	6	16	-62.5
Northwest	84	138	0	0	12	5	75	0	171	143	19.6
Remainder of the CMA	71	80	0	0	0	0	0	0	71	80	-11.3
Regina CMA	351	380	30	68	90	44	409	193	880	685	28.5

Table 2.1: Starts by Submarket and by Dwelling Type
January - June 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	% Change
Central	230	152	40	84	78	46	302	206	650	488	33.2
South: Lakeview / Albert Park	1	5	0	0	0	0	0	0	1	5	-80.0
South: Wascana-Univerity	1	1	0	0	0	8	0	77	1	86	-98.8
East	109	110	22	2	19	35	85	235	235	382	-38.5
West	0	4	4	4	30	4	18	0	52	12	**
Northeast	1	9	0	12	0	0	16	0	17	21	-19.0
Northwest	146	223	0	0	12	5	264	87	422	315	34.0
Remainder of the CMA	97	116	0	0	0	0	0	0	97	116	-16.4
Regina CMA	585	620	66	102	139	98	685	605	1,475	1,425	3.5

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
Second Quarter 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012
Central	40	13	4	0	212	9	52	0
South: Lakeview / Albert Park	0	0	0	0	0	0	0	0
South: Wascana-Univerity	0	8	0	0	0	77	0	0
East	19	14	0	0	60	107	0	0
West	15	4	0	0	0	0	4	0
Northeast	0	0	0	0	0	0	6	0
Northwest	12	5	0	0	0	0	75	0
Remainder of the CMA	0	0	0	0	0	0	0	0
Regina CMA	86	44	4	0	272	193	137	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - June 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Central	74	46	4	0	222	206	80	0
South: Lakeview / Albert Park	0	0	0	0	0	0	0	0
South: Wascana-Univerity	0	8	0	0	0	77	0	0
East	19	35	0	0	81	235	4	0
West	30	4	0	0	0	0	18	0
Northeast	0	0	0	0	0	0	16	0
Northwest	12	5	0	0	0	12	264	75
Remainder of the CMA	0	0	0	0	0	0	0	0
Regina CMA	135	98	4	0	303	530	382	75

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
Second Quarter 2013

Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012
Central	150	134	252	9	56	22	458	165
South: Lakeview / Albert Park	0	3	0	0	0	0	0	3
South: Wascana-Univerity	1	0	0	85	0	0	1	85
East	73	63	79	121	0	0	152	184
West	0	5	17	4	4	0	21	9
Northeast	0	12	0	0	6	4	6	16
Northwest	84	138	12	5	75	0	171	143
Remainder of the CMA	71	80	0	0	0	0	71	80
Regina CMA	379	435	360	224	141	26	880	685

Table 2.5: Starts by Submarket and by Intended Market
January - June 2013

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Central	274	242	292	221	84	25	650	488
South: Lakeview / Albert Park	1	5	0	0	0	0	1	5
South: Wascana-Univerity	1	1	0	85	0	0	1	86
East	131	110	100	272	4	0	235	382
West	0	6	32	6	20	0	52	12
Northeast	1	15	0	0	16	6	17	21
Northwest	146	223	12	17	264	75	422	315
Remainder of the CMA	97	116	0	0	0	0	97	116
Regina CMA	651	718	436	601	388	106	1,475	1,425

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
Second Quarter 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012	% Change
Central	73	80	56	2	42	47	39	26	210	155	35.5
South: Lakeview / Albert Park	1	2	0	0	0	0	0	0	1	2	-50.0
South: Wascana-Univerity	0	0	0	0	0	0	0	0	0	0	n/a
East	58	40	2	0	15	6	146	36	221	82	169.5
West	0	5	0	4	4	0	0	0	4	9	-55.6
Northeast	3	3	4	2	0	0	0	0	7	5	40.0
Northwest	113	73	0	0	0	0	0	44	113	117	-3.4
Remainder of the CMA	65	37	0	0	0	0	0	0	65	37	75.7
Regina CMA	313	240	62	8	61	53	185	106	621	407	52.6

Table 3.1: Completions by Submarket and by Dwelling Type
January - June 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	% Change
Central	131	134	88	22	60	47	67	146	346	349	-0.9
South: Lakeview / Albert Park	2	3	0	0	0	0	0	36	2	39	-94.9
South: Wascana-Univerity	0	1	0	0	0	0	0	0	0	1	-100.0
East	94	87	4	0	22	6	170	158	290	251	15.5
West	1	12	0	4	12	5	0	0	13	21	-38.1
Northeast	7	11	8	4	0	0	0	0	15	15	0.0
Northwest	181	123	2	2	0	0	0	60	183	185	-1.1
Remainder of the CMA	101	76	0	2	0	0	0	0	101	78	29.5
Regina CMA	517	447	102	34	94	58	237	400	950	939	1.2

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
Second Quarter 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012
Central	37	47	5	0	39	26	0	0
South: Lakeview / Albert Park	0	0	0	0	0	0	0	0
South: Wascana-Univerity	0	0	0	0	0	0	0	0
East	15	0	0	6	146	36	0	0
West	4	0	0	0	0	0	0	0
Northeast	0	0	0	0	0	0	0	0
Northwest	0	0	0	0	0	32	0	12
Remainder of the CMA	0	0	0	0	0	0	0	0
Regina CMA	56	47	5	6	185	94	0	12

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - June 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Central	55	47	5	0	67	60	0	86
South: Lakeview / Albert Park	0	0	0	0	0	36	0	0
South: Wascana-Univerity	0	0	0	0	0	0	0	0
East	22	0	0	6	170	158	0	0
West	12	5	0	0	0	0	0	0
Northeast	0	0	0	0	0	0	0	0
Northwest	0	0	0	0	0	48	0	12
Remainder of the CMA	0	0	0	0	0	0	0	0
Regina CMA	89	52	5	6	237	302	0	98

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
Second Quarter 2013

Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012
Central	111	75	68	73	31	7	210	155
South: Lakeview / Albert Park	1	2	0	0	0	0	1	2
South: Wascana-Univerity	0	0	0	0	0	0	0	0
East	59	40	162	36	0	6	221	82
West	0	2	4	4	0	3	4	9
Northeast	3	3	0	0	4	2	7	5
Northwest	113	73	0	32	0	12	113	117
Remainder of the CMA	65	37	0	0	0	0	65	37
Regina CMA	352	232	234	145	35	30	621	407

Table 3.5: Completions by Submarket and by Intended Market
January - June 2013

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Central	193	131	106	107	47	111	346	349
South: Lakeview / Albert Park	2	3	0	36	0	0	2	39
South: Wascana-Univerity	0	1	0	0	0	0	0	1
East	97	84	193	161	0	6	290	251
West	1	7	12	9	0	5	13	21
Northeast	7	8	0	0	8	7	15	15
Northwest	183	123	0	48	0	14	183	185
Remainder of the CMA	101	78	0	0	0	0	101	78
Regina CMA	584	435	311	361	55	143	950	939

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
Second Quarter 2013

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $399,999		$400,000 - $449,999		$450,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Central													
Q2 2013	4	6.5	17	27.4	16	25.8	9	14.5	16	25.8	62	429,900	465,033
Q2 2012	15	23.8	9	14.3	13	20.6	13	20.6	13	20.6	63	420,926	433,543
Year-to-date 2013	7	6.5	30	28.0	31	29.0	16	15.0	23	21.5	107	429,900	458,848
Year-to-date 2012	30	26.8	19	17.0	28	25.0	14	12.5	21	18.8	112	415,922	426,115
South: Lakeview / Albert Park													
Q2 2013	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Q2 2012	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2013	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Year-to-date 2012	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
South: Wascana-University													
Q2 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Q2 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	--	--
East													
Q2 2013	0	0.0	13	22.4	12	20.7	12	20.7	21	36.2	58	472,900	582,132
Q2 2012	2	3.9	15	29.4	5	9.8	10	19.6	19	37.3	51	469,995	527,543
Year-to-date 2013	0	0.0	20	22.0	20	22.0	18	19.8	33	36.3	91	469,000	546,075
Year-to-date 2012	7	7.3	27	28.1	13	13.5	16	16.7	33	34.4	96	450,000	496,903
West													
Q2 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Q2 2012	3	100.0	0	0.0	0	0.0	0	0.0	0	0.0	3	--	--
Year-to-date 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	4	66.7	1	16.7	0	0.0	0	0.0	1	16.7	6	--	--
Northeast													
Q2 2013	0	0.0	1	50.0	0	0.0	0	0.0	1	50.0	2	--	--
Q2 2012	3	100.0	0	0.0	0	0.0	0	0.0	0	0.0	3	--	--
Year-to-date 2013	1	25.0	1	25.0	1	25.0	0	0.0	1	25.0	4	--	--
Year-to-date 2012	7	87.5	1	12.5	0	0.0	0	0.0	0	0.0	8	--	--
Northwest													
Q2 2013	4	3.6	31	27.9	32	28.8	16	14.4	28	25.2	111	429,900	460,047
Q2 2012	9	13.6	19	28.8	18	27.3	6	9.1	14	21.2	66	424,835	439,700
Year-to-date 2013	15	8.7	46	26.6	42	24.3	26	15.0	44	25.4	173	428,155	451,846
Year-to-date 2012	19	16.8	30	26.5	24	21.2	15	13.3	25	22.1	113	421,000	441,506
Remainder of the CMA													
Q2 2013	17	28.8	9	15.3	11	18.6	9	15.3	13	22.0	59	420,000	425,815
Q2 2012	10	28.6	5	14.3	3	8.6	5	14.3	12	34.3	35	439,000	474,173
Year-to-date 2013	21	26.6	9	11.4	13	16.5	14	17.7	22	27.8	79	429,001	450,135
Year-to-date 2012	17	23.0	12	16.2	7	9.5	10	13.5	28	37.8	74	450,000	481,462
Regina CMA													
Q2 2013	25	8.5	71	24.2	71	24.2	46	15.7	80	27.3	293	434,135	481,119
Q2 2012	42	18.9	48	21.6	39	17.6	34	15.3	59	26.6	222	429,731	459,969
Year-to-date 2013	44	9.6	106	23.2	107	23.5	74	16.2	125	27.4	456	434,257	474,406
Year-to-date 2012	85	20.6	90	21.8	72	17.5	55	13.3	110	26.7	412	427,107	453,773

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
Second Quarter 2013

Submarket	Q2 2013	Q2 2012	% Change	YTD 2013	YTD 2012	% Change
Central	465,033	433,543	7.3	458,848	426,115	7.7
South: Lakeview / Albert Park	--	--	n/a	--	--	n/a
South: Wascana-Univerity	--	--	n/a	--	--	n/a
East	582,132	527,543	10.3	546,075	496,903	9.9
West	--	--	n/a	--	--	n/a
Northeast	--	--	n/a	--	--	n/a
Northwest	460,047	439,700	4.6	451,846	441,506	2.3
Remainder of the CMA	425,815	474,173	-10.2	450,135	481,462	-6.5
Regina CMA	481,119	459,969	4.6	474,406	453,773	4.5

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Regina
Second Quarter 2013

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2012	January	249	15.8	360	431	531	67.8	284,744	9.5	285,794
	February	298	24.7	350	439	468	74.8	285,374	4.7	283,745
	March	374	18.4	369	630	523	70.6	287,772	4.5	289,481
	April	443	26.9	379	624	498	76.1	312,873	16.3	302,097
	May	444	10.7	324	762	524	61.8	303,393	2.2	304,169
	June	428	3.9	366	659	515	71.1	312,241	9.3	299,295
	July	386	17.0	344	615	535	64.3	297,708	9.2	291,461
	August	346	-10.8	301	584	538	55.9	304,513	8.4	307,507
	September	265	-28.6	296	535	560	52.9	298,501	9.6	308,475
	October	312	-8.8	293	455	524	55.9	297,688	5.4	304,660
	November	228	-26.7	271	360	545	49.7	309,219	13.2	321,985
	December	179	-20.4	301	264	596	50.5	317,581	15.9	325,144
2013	January	181	-27.3	255	435	535	47.7	299,700	5.3	309,517
	February	219	-26.5	271	512	569	47.6	310,551	8.8	316,223
	March	286	-23.5	299	571	545	54.9	314,353	9.2	312,883
	April	336	-24.2	271	690	515	52.6	316,606	1.2	314,532
	May	420	-5.4	320	910	610	52.5	322,029	6.1	305,362
	June	389	-9.1	337	753	592	56.9	311,471	-0.2	293,455
	July									
	August									
	September									
	October									
	November									
	December									
	Q2 2012	1,315	13.2		2,045			309,466	8.8	
	Q2 2013	1,145	-12.9		2,353			316,851	2.4	
	YTD 2012	2,236	15.7		3,545			299,874	7.5	
	YTD 2013	1,831	-18.1		3,871			314,012	4.7	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
Second Quarter 2013

		Interest Rates			NHPI, Total, Regina CMA 2007=100	CPI, 2002 =100	Regina Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2012	January	598	3.50	5.29	149.7	123.5	125.0	4.3	73.3	955
	February	595	3.20	5.24	153.3	123.3	125.0	4.4	73.3	959
	March	595	3.20	5.24	153.3	124.2	125.3	3.9	73.0	955
	April	607	3.20	5.44	153.3	124.8	125.1	3.8	72.7	962
	May	601	3.20	5.34	154.0	125.1	125.3	4.0	72.8	957
	June	595	3.20	5.24	154.5	124.7	125.2	4.1	72.6	961
	July	595	3.10	5.24	154.5	124.6	125.4	4.1	72.6	970
	August	595	3.10	5.24	154.5	124.9	125.9	4.2	72.8	983
	September	595	3.10	5.24	154.5	125.2	126.6	3.9	72.9	985
	October	595	3.10	5.24	154.5	125.6	127.0	3.9	73.0	976
	November	595	3.10	5.24	154.7	125.3	126.9	4.1	72.8	972
	December	595	3.00	5.24	154.5	124.1	127.8	4.3	73.4	957
2013	January	595	3.00	5.24	154.5	124.4	129	4.1	73.7	951
	February	595	3.00	5.24	156.6	125.8	131.0	3.7	74.5	938
	March	590	3.00	5.14	157.7	126.3	131.8	3.5	74.6	933
	April	590	3.00	5.14	158.0	126.5	133.1	3.5	75.2	929
	May	590	3.00	5.14	158.2	127.0	133.3	3.6	75.3	929
	June	590	3.14	5.14		127.2	134.3	3.7	75.6	936
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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